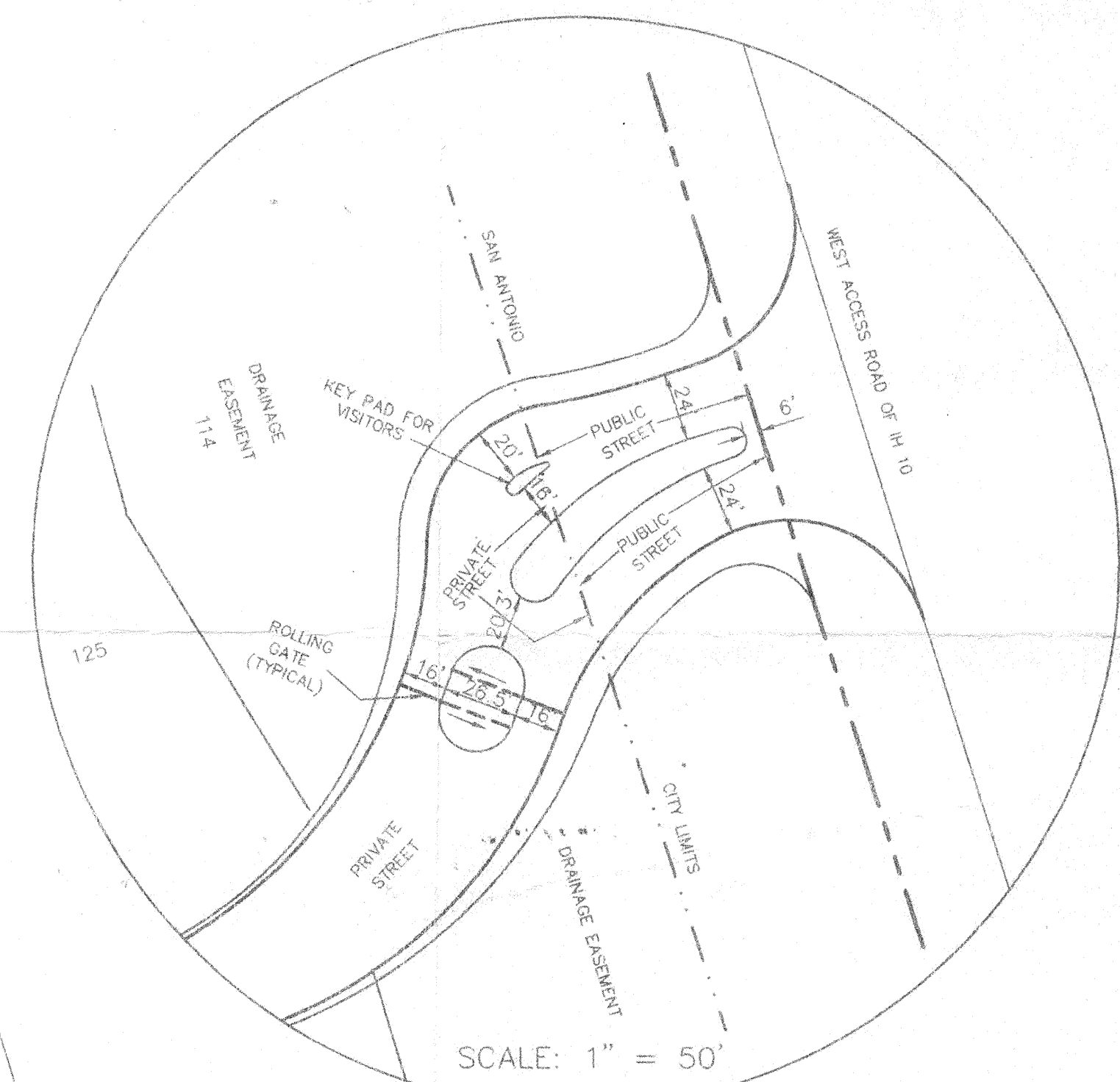


LOCATION MAP



DETAIL FOR ENTRANCE

PLAN HAS BEEN ACCEPTED BY
COSA *[Signature]*
DATE 6/20/97 (number) 558
If no plats are filed, plan will
expire on 12/20/98

1st plat filed on _____

SCALE: 1" = 200'

RECEIVED
97 JUN 16 AM 10:07

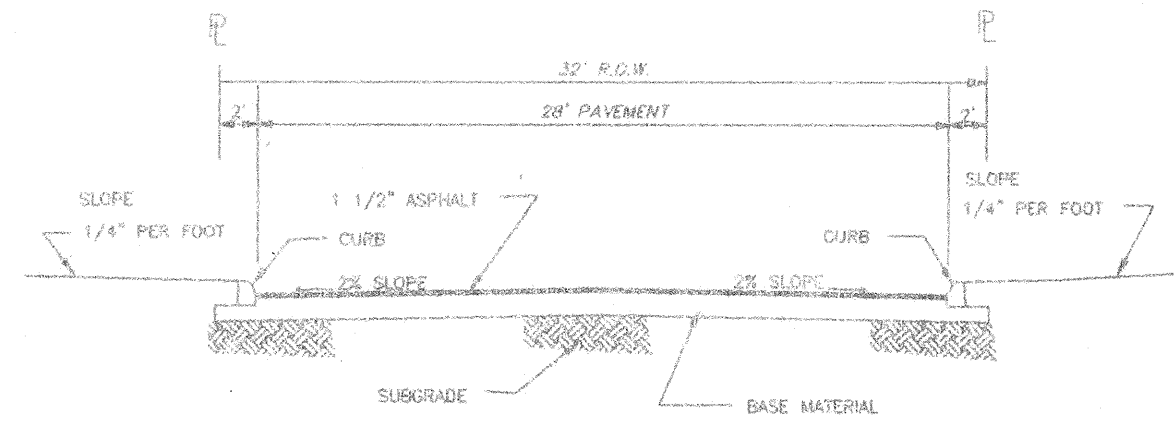
P.U.D. DENSITY TABLE

UNIT	AREA (ACRES)	LOTS (NO.)	DENSITY (LOTS/AC.)
1	33.41	48	1.437
2	41.61	58	1.394
3	21.81	37	1.697

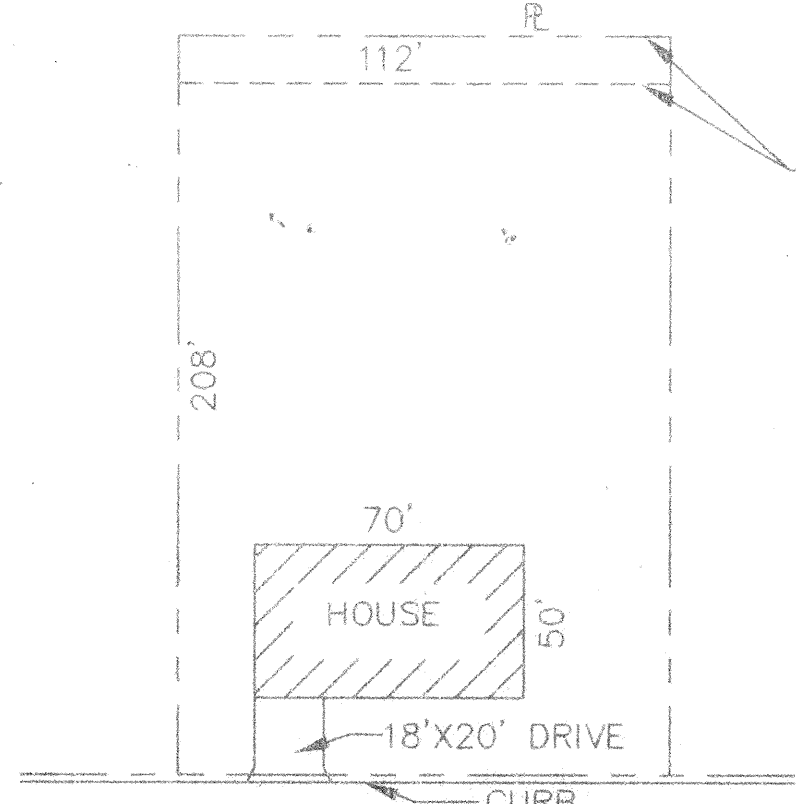
Density and Open Space Ratios

Base Zoning District = (P-1, R-1), but it is Outside San Antonio City Limits
Maximum Density Allowed = 8 units per acre
Proposed Density = 1.47 units per acre
Gross Site Area = 96.83 Ac = 4,217,914.80 SF
Required Open Space = 35% x 4,217,914.80 = 1,476,270.18
Occupied Space = 1,383,434.06 SF
Street R.O.W. = 350,674.20 SF
Driveways:
Residential Lbt = 18 x 20 x 143 = 51,480 SF
Parking = N/A
Mechanical Equipment = N/A
Outdoor Storage Areas = N/A
House Slabs:
Residential Lot = 143 X 2800 = 400,400 SF

Open Space = 3,452,299.48 SF (West Star PUD Drainage easn't. 362,335.21)
+ (1/2 West Star Subdivision Drainage easn't. 36,936.88)
Common Open Space (Drainage Easements) = 419,274.09 SF
Private Open Space = (Lots Area) - (House Slabs + Driveways)
3,484,905.39 - (400,400 + 51,480) = 3,033,025.39
Proposed Open Space Ratio = 3,452,299.48 ÷ 0.8185 = 81.85%
4,217,914.80



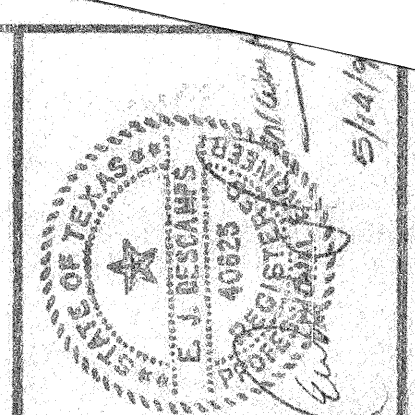
TYPICAL STREET SECTION



TYPICAL LOT LAYOUT

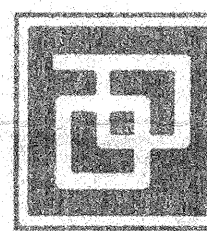
NOTES:

- If access to a garage or carport is provided from the front or side of a lot, then the garage/carport shall maintain a twenty (20) foot setback from the back of the sidewalk, or curb if there is no sidewalk, as measured along the centerline of the driveway.
- All corner lots shall comply with the clear vision area requirements of section 35-3339 of the unified development code.
- Developer: West Star Development, Ltd.
P.O. Box 17386
San Antonio, Texas 78217
- This development is 100.12 acres and is comprised of West Star Planned Unit Development (96.84 acres) and West Star Subdivision (3.281 acres).



REVISIONS
5/19/97 CHANGE PROJECT NAME
5/19/97 REVISED PUD PLAN AND POADP
5/13/97 REVISED ENTRANCE ISLAND & NORTHWEST INTERSECTION

1919 OAKWELL FARMS PKWY.
SUITE 130
SAN ANTONIO, TX 78218
TEL: (210) 828-3520
FAX: (210) 828-3599



PLANNED UNIT DEVELOPMENT (PUD) PLAN and
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN (POADP) for
WEST STAR SUBDIVISION and
WEST STAR PLANNED UNIT DEVELOPMENT

PROJECT NO. 0196-01
DATE 3/11/97
DRAWN DR CHECKED ED
SHEET 1 OF 1

558



City of San Antonio
Planning Department
Subdivision Section

PRELIMINARY OVERALL AREA
DEVELOPMENT PLAN
APPLICATION (POADP)

Date Submitted: 5/22/97 Name of POADP: WEST STAR SUBDIVISION
Owner/Agent: WEST STAR DEVELOPMENT, LTD. Engineer/Surveyor: OVERBY DESCAMPS ENGINEERS, INC.
Address: P.O. BOX 17386 SAN ANTONIO TX, 78217 Address: 1919 OAKWELL FARMS PARKWAY, SUITE 130
Phone: SAN ANTONIO, TX 78218 Phone: 828-3520

Existing zoning: TEMP R-1 Proposed zoning: O-1

Texas State Plane Coordinates: X: 2087322.23 Y: 13785881.79
(at major street entrance/main entrance)

Site is over/within/includes: San Antonio City limits? ☒ Yes ☐ No
Edwards Aquifer Recharge Zone? ☐ Yes ☒ No

Land area being platted:

	<u>Lots</u>	<u>Acres</u>
Single Family (SF)	_____	_____
Non-Single Family (NSF)	_____	_____
Commercial & Other	<u>1</u>	<u>0.661</u>
TOTAL:	<u>1</u>	<u>2.656</u>

Contact Person:

Print Name: EDUARDO J. DESCAMPS Signature: Eduardo J. Descamps

Date: 5/22/97 Tele: 828-3520 Fax: 828-3599

Is there a previous POADP for this site? Name NO No. _____

Is there a corresponding PUD for this site? Name NO No. _____

Are there any plats associated with this POADP or site? Name WEST STAR UNIT 1, SUB. No. 970219

Name WEST STAR UNIT 1, PUD No. 970220

Name _____ No. _____

ALL PRINTS MUST BE FOLDED.

Note: This application must be completed fully, and typed or printed legibly, for acceptance.



City of San Antonio
Planning Department
Subdivision Section

POADP CHECKLIST

According to the UDC POADP's (new & updates) shall include the following:

- Perimeter property lines;
- name of the plan and the subdivision;
- scale of the map;
- proposed land use by location, type, and acreage;
- existing and proposed circulation system of collectors, arterial, and local type B streets;
- contour lines at intervals no greater than ten (10) feet;
- ownership from title and or city or count records for adjacent properties and, if known, proposed development of such land;
- existing adjacent or perimeter streets;
- one hundred year flood plain limits and;
- location map indicating location and distance of the POADP in relation to adjacent streets and at least two (2) major thoroughfares.

PLEASE NOTE:

- All POADP'S must include a complete application;
- the maps need to be folded, and;
- if the POADP abuts a State Highway facility, please forward an additional POADP map to the Texas Department of Transportation (TXDOT), for their review. At TXDOT you can contact Judy Friesenhahn at 615-5814.

If you have any question about POADP's please call Elizabeth Carol 207-7900.



CITY OF SAN ANTONIO

June 20, 1997

Mr. Eduardo J. Descamps
Overby Descamps Engineers, Inc.
1919 Oakwell Farms Parkway, Suite 130
San Antonio, TX 78218

Re: Weststar Subdivision

POADP # 558

Dear Mr. Descamps:

The City Staff Development Review Committee has reviewed Weststar Subdivision Preliminary Overall Area Development Plan # 558. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process.
- If the proposed development is not platted in phases or units this POADP will not be valid.
- Access and R.O.W. issues along State facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For additional information about these requirements you can contact TXDOT at 615-5814.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. Any platting will have to comply with the Unified Development Code at the time of plat submittal.

If you have any questions or comments regarding this matter, please contact Elizabeth Carol, at 207-7900.

Sincerely,

A handwritten signature in black ink, appearing to read "Emil Moncivais".

Emil Moncivais
Director of Planning

EM/EAC

cc: Andrew J. Ballard, P. E., Acting City Engineer



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW

TO: Amer Date 6.19.97
FROM: Elizabeth
ITEM NAME: West Star FILE # _____
RE: POADP

SUBJECT: The attached item has been submitted to you for a recommendation to the Planning Commission or Director. Please review the item and forward your recommendation to the **Department of Planning, Land Development Services Division, Subdivision Section**. All responses shall be returned as soon as possible, but generally no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represent work days.

Please Return By: _____, 19____

- ☐ Proposed plat-30 days ☐ Variance-15 days ☐ POADP's-10 days
☐ Plat deferral-30 days ☐ Plan / legal doc-15 days ☐ Other-15 days

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: _____

OK

AG

Signature

Eng. Associ.

Title

6/19/97

Date



City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW

TO: Burt R. Date 6-19-97
FROM: Elizabeth
ITEM NAME: West Star FILE # _____
RE: POADP

SUBJECT: The attached item has been submitted to you for a recommendation to the Planning Commission or Director. Please review the item and forward your recommendation to the **Department of Planning, Land Development Services Division, Subdivision Section**. All responses shall be returned as soon as possible, but generally no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represent work days.

Please Return By: _____, 19____

- ☐ Proposed plat-30 days ☐ Variance-15 days ☐ POADP's-10 days
☐ Plat deferral-30 days ☐ Plan / legal doc-15 days ☐ Other-15 days

☒ I recommend approval

☐ I do not recommend approval

On _____, I notified _____, the engineer/
subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments:

Flood Plain Requirements and Drainage
Ease must will be require and address
during the platting process.

Humberto R. [Signature] Sub. Tech Eng. 6-19-97
Signature Title Date



**OVERBY
DESCAMPS
ENGINEERS**

1919 OAKWELL FARMS PARKWAY, SUITE 130
SAN ANTONIO, TEXAS 78218-1778
TEL: (210)828-3520 FAX: (210)828-3599

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97 MAY 14 AM 10:59

TRANSMITTAL

TO: City of San Antonio
114 W. Commerce, 4th Floor
San Antonio, Texas 78283

ATTN: Elizabeth Carroll VIA Courier

DATE: 5/14/97
PROJECT NO.: 0196-01
PROJECT: West Star

- ☒ PRINTS
- ☐ FIELD NOTES
- ☐ FOR REVIEW & COMMENT
- ☐ PER YOUR REQUEST

- ☐ DRAWINGS
- ☐ FOR YOUR INFORMATION
- ☐ SHOP DRAWINGS
- ☐ FOR APPROVAL (AS NOTED)

- ☐ SPECIFICATIONS
- ☐ FOR APPROVAL
- ☐ FOR CORRECTION & RETURN
- ☐ FOR PRINTING

QTY DESCRIPTION

7 POADP & PUD

REMARKS

Thank You,

DISTRIBUTION

BY

June Puente



City Public Service

P.O. Box 1771

San Antonio, TX 78296-1771

(210) 978-2302

West Star

@ IH 10 south of
Boerne Stage Road

OSCL commercial lot
143 SF Lots on

100 Acres

Plat approved

O.K.

for Approval